

### Assessment of Sewer Service to Five Parcels, Barracks Road Area

The table below provides a summary of information relevant to the consideration of extending sewer service to five parcel along Barracks Road, between the Huntwood development and Barracks West Townhomes and Apartments. The area consists of a mix of urban and rural scale development, and was part of the County's Development Area until a Comprehensive Plan amendment and associated comprehensive downzoning in 1980 designated and zoned this area as Rural Area. These changes were undertaken in part to protect the County's water supply watersheds—this area is located in South Fork Rivanna water supply watershed. The five (5) parcels under consideration for a change in service designations are in close proximity one another, and there is an existing stream and associated buffer impacting 3 of the 5 parcels. The table includes a summary of the parcel constraints and issues of concern related long term use of septic systems.

| Owner                                                                                                  | TMP           | Total Acreage/<br>Total Outside<br>Stream Buffer* | Zoning | Current JA<br>Designation         | Parcel constraints for<br>septic/Future Service<br>Issues                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------|---------------|---------------------------------------------------|--------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| J. Harris                                                                                              | 60A-09-00-26  | 2.46/ <b>2.20</b>                                 | RA     | Water Only                        | Store & home sites, poor soils (fill area), topo limit space for replacement system                                                                                                                      |
| J. Harris                                                                                              | 60A-09-00-26A | 0.50/ <b>0.50</b>                                 | RA     | Water Only                        | Poor soils (fill area) limit space for septic system.                                                                                                                                                    |
| HUD/A. Ismalilov                                                                                       | 60A-09-00-25  | 0.36/ <b>0.36</b>                                 | RA     | Water Only to Existing Structures | One home on site, very small parcel for future replacement system                                                                                                                                        |
| J. Haas                                                                                                | 60A-09-00-25A | 0.64/ <b>0.42</b>                                 | RA     | No service                        | Undeveloped. Very small site for main system, reserve area, and the separation of septic sites from the well. <u>Small parcel size also merits provision of water service (RA min lot size 2 acres).</u> |
| J. & V. Morris                                                                                         | 60A-09-00-24  | 2.41/ <b>1.30</b>                                 | RA     | Water Only to Existing Structures | Home site and stream buffer limit space for future replacement system                                                                                                                                    |
| * Two (2) acre minimum lot size for RA parcels to be served for a use served by well and septic system |               |                                                   |        |                                   |                                                                                                                                                                                                          |

### Characteristics of this five (5) parcel area as it relates to application of the County's policy for the provision of water and sewer service

The County's policy for extending public water and sewer service is found in the Comprehensive Plan.

**Strategy 9a:** Continue to provide public water and sewer in jurisdictional areas. Water and sewer jurisdictional areas ensure the County's Growth Management Policy, Land Use Plan, and Develop Area Master Plans are implemented by guiding the direction of public utility placement. The areas

also permit these services to be provided in a manner that can be supported by the utility's physical and financial capabilities. The jurisdictional areas are those portions of the County that can be served by water or sewer service, or both, and generally follow the Development Areas boundaries. Delineation and adoption of utility project jurisdictional areas by a local governing body is provided for in Virginia Code §15.2-5111. The boundaries of the Development Areas are to be followed in delineating jurisdictional areas. Change to these boundaries outside of the Development Areas should only be allowed when: (1) the area to be included is adjacent to existing lines; and (2) public health and/or safety is in danger.

The following is staff's assessment of this request's consistency with this policy:

- The current zoning of the parcels is consistent with the Comprehensive Plan's designation of this area as Rural Area. The RA Zoning insures development on these parcels will be consistent with Comprehensive Plan's land use recommendations.
- None of the 5 properties contain "stale" zoning that is inconsistent with Comprehensive Plan, so the provision of public water and sewer to these parcels will not facilitate development inconsistent with the Comprehensive Plan land use recommendations.
- All of the parcels are approximately 2 acres in size or less, and 3 of the parcels are already developed to the density limits of the RA zoning district. The other 2 undeveloped parcels are .5 and .64 acres in size and each can have only 1 home located on it (as existing non-conforming parcels), potentially using permitted alternative private sewage systems; therefore, the provision of water and sewer service to these 5 parcels will not enable additional residential development that would not have otherwise been able to be developed without utility service.
- All of the parcels except TMP 60A-09-00-25A already have either a "Water Only" or "Water Only to Existing Structures" designation. Staff recommends that water service for all five properties be amended to the Water and Sewer designation. The impact from the "Water Only to Existing Structures" to "Water and Sewer" will be minimal due to the existing zoning and parcel sizes.
- Both water and sewer service/lines are already located in this area and serving other nearby parcels, so the approval of water and sewer service to these parcels will not result in future extension of lines into the Rural Area.
- The provision of utility service to these parcels will have a negative incremental impact to water and sewer system capacities, which are intended to be reserved and used to support the County's Development Areas. However, based on the zoning, size, level of development, and land characteristics of these 5 parcels, staff's opinion is that the impact to water and sewer capacities will be limited and is probably inevitable at some point in the future, as health and safety issues consistent with the County's policies for extending service to the Rural Areas arise on these parcels.

**Recommendation:** Staff recommends sewer service be provided to the five parcels noted above, and water service also be provided to TMP 60A-09-00-25A.